

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**NOTE THE NEW MEETING LOCATION**

Date: **Thursday, July 31, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Bennett Administrative Center  
102 East Main Street  
Urbana, IL 61801**

This meeting will be held in person and there will be no virtual meeting. Entry is through the south entrance to Bennett. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email [zoningdept@champaigncountyil.gov](mailto:zoningdept@champaigncountyil.gov) no later than 4:30 pm the day of the meeting.

*If you require special accommodations, please notify the Department of Planning & Zoning at (217) 384-3708.*

**AGENDA**

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of Minutes – *None*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*
6. Continued Public Hearings

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

**Case 130-AT-24**      Petitioner: **Zoning Administrator**

Request:      **Amend the Champaign County Zoning Ordinance to add “Battery Energy Storage System” as a new principal use under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that a Battery Energy Storage System may be authorized by a Special Use Permit in the AG-1 Agriculture, AG-2 Agriculture, B-1 Rural Trade Center, B-4 General Business, I-1 Light Industry and I-2 Heavy Industry Zoning Districts; add requirements and fees for “Battery Energy Storage Systems”; add any required definitions, and make certain other revisions to the Ordinance as detailed in the full legal description**

7. New Public Hearings  
    **\*Case 169-V-25**      Petitioner: **Steven Brocksmith**

Request:      **Authorize the following variances in the R-2 Single Family Residence Zoning District on the subject property described below:**

**Part A-1: A proposed sunroom addition with a front yard of 20 feet and a setback from the street centerline of N. Sheridan Street of 48 feet in lieu of the minimum required 25 feet and 55 feet, respectively, per section 5.3 of the Zoning Ordinance.**

**Part A-2: A proposed sunroom addition with a side yard of 7 feet in lieu of the minimum required 10 feet per Section 5.3 of the Zoning Ordinance.**

**Part B-1: An existing house with a front yard of 10 feet and a setback of 39 feet from the centerline of N. Sheridan Street in lieu of the minimum required 25 feet and 55 feet, respectively, per Section 5.3 of the Zoning Ordinance.**

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**Part B-2:** An existing house with a front yard of 15 feet and a setback of 35 feet from the centerline of W. Front Street in lieu of the minimum required 25 feet and 55 feet, respectively, per Section 5.3 of the Zoning Ordinance.

**Part B-3:** An existing house with a corner visibility triangle of 35 feet in lieu of the minimum required 50 feet at the corner of W. Front Street and N. Sheridan Street, per Section 4.3.3 F.1. of the Zoning Ordinance.

**Part C:** An existing detached garage and gazebo with a front yard of 14 feet and a setback of 33 feet from the centerline of W. Front Street in lieu of the minimum required 25 and 55 feet respectively per Section 7.2.2 of the Zoning Ordinance.

**Part D:** An existing lot in the R-2 Single Family Residence Zoning District with an area of approximately 12,985 square feet in lieu of the minimum required 20,000 square feet per section 4.3.4 of the Zoning Ordinance.

Location:   **The North Half of Lots 1, 2 and 3 and the Northeast Quarter of Lot 4 in Block 6 of the Original Town of Seymour as per plat recorded in Plat Book “32” at Page 516 Section 17, Township 19 North Range 7 East of the Third Principal Meridian in Scott Township and commonly known as the property with address 109 N. Sheridan Street, Seymour**

8. Staff Report

9. Other Business

    A. Review of Docket

10. Adjournment

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\* Administrative Hearing. Cross Examination allowed.

\*\* Audience participation with respect to matters other than cases pending before the Board shall be limited to 5 minutes per person totaling no more than one hour.